

July 6, 2016 / August 1, 2016
Item # 6 / Item # 8
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split

☐ Special Use Permit

☐ Site Plan

☐ Lot Line Revisions

☒ Subdivision

☐ Building Line

File # 297 Application Fee \$750 Surcharge Fee \$60 Date Received 6-17-16

Street Address 1344 New Britain Avenue (aka 8 and 10 Berkshire Rd.)

Lot or Parcel # 1342/1344/8/10 Acreage/Lot Area 0.96 AC. Zone R-6

Applicant's Interest in Property: Agreement to purchase property and developer

Brief Description of Proposed Activity: Re-establishment of original lots created in October, 1920 for construction of one-family homes (4 lots)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Eleanore M. Leary Estate c/o John Leary III

Record Owner's Name

8700 Yardley Drive

Street

Alexandria VA 22308

City State Zip

Telephone #

Contact Person:

Brandon Handfield, P.E.

Name

191 Norwich Avenue

Street

Lebanon CT 06249

City State Zip

(860) 367-7264

Telephone #

yanticriver@gmail.com

E-Mail

NB Asset Management, LLC

Applicant's Name

PO Box 370647

Street

West Hartford CT 06137

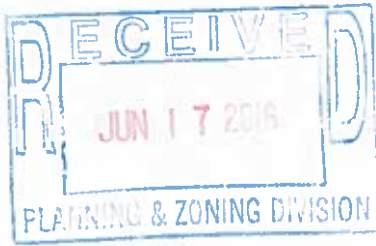
City State Zip

860-883-6201

Telephone #

Applicant's Signature

Signature of Owner/Authorized Agent



June 17, 2016

Mr. Todd N. Dumais, Town Planner
Town of West Hartford
Department of Community Services
Planning & Zoning Division
50 South Main Street
West Hartford, CT 06107

RE: Berkshire Road Subdivision
1344 New Britain Avenue, West Hartford, CT

Dear Mr. Dumais,

On behalf of NB Asset Management, LLC, enclosed please find the following documents in support of the above reference subdivision.

- One (1) copy of Permit Application for Inland Wetlands & Watercourses Commission
- One (1) copy of the DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form
- One (1) copy of Permit Application for Subdivision
- Seven (7) full size (24" x 36") copies of the Subdivision Plan set
- 13 reduced size (11" x 17") copies of the Subdivision Plan set

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. It is our understanding that due to the historical common ownership and use of the subject lots, the original lots are considered merged. The proposed development will be one-family homes consistent with the R-6 District requirements.

The southerly portion of the subdivision is located within a 150' regulated area based on existing Town wetland mapping. The mapped wetlands are located across New Britain Avenue (Route 71).

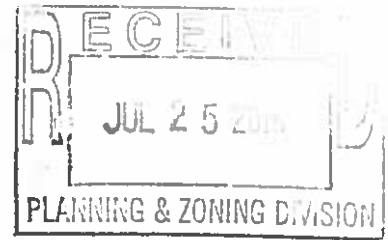
Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email bhandfield@yanticroverconsultants.com.

Sincerely,

Brandon Handfield, PE
Civil Engineer

Enc.

Cc: NB Asset Management, LLC (1 copy)



STORMWATER MANAGEMENT REPORT

BERKSHIRE ROAD SUBDIVISION
& WETLAND REGULATED ACTIVITY
1344 NEW BRITAIN AVENUE
WEST HARTFORD, CT

PREPARED FOR

NB ASSET MANAGEMENT, LLC (APPLICANT)
63 HUNTINGTON STREET, SUITE BB
HARTFORD, CT 06105

DATE: JULY 25, 2016





PROJECT DESCRIPTION

NB Asset Management, LLC is proposing a four (4) lot subdivision to construct single-family homes on a 0.96-acre parcel of land located at 1344 New Britain Avenue West Hartford, CT. The parcel is identified as Map E15, Block 3771, Lot 1344 and is encompassed by Berkshire Road to the west and New Britain Avenue (CT Route 71) to the south.

The proposed subdivision will re-establish the number of lots created in October 1920 as part of the West Hartford Manor Development. Due to the historical common ownership and use of the subject lots, the original lots are considered merged.

The development will consist of the demolition of the existing single-family building and outbuildings and construction of four (4) single-family dwellings with 4 bedrooms each. The full site development will include:

- Demolition of the existing buildings and removal of pavement
- Construction of a single-family dwellings
- Construction of a paved driveway and aprons
- Reconstruction of concrete sidewalks and curbing at driveway locations
- Connection to public utilities including sanitary sewer, water, natural gas, electric and telecommunications
- Installation of drainage, infiltration, and connection to the existing system within New Britain Avenue

PEAK FLOW METHODS

Peak flow rates were calculated using Technical Release 55 (TR-55), developed by the USDA Natural Resources Conservation Service (NRCS) for urban and urbanizing watersheds. TR-55 is a procedure for estimating storm runoff volume and peak discharge rates in small watersheds utilizing 24-hour rainfall data, runoff curve numbers (CN), and time of concentration (Tc).

Hydrology Studio 2016 v.2.0.0.22 was used to generate peak flows from the watershed with the following parameters:

- **DRAINAGE AREA:** For the purposes of evaluating pre and post development conditions, a drainage area was delineated for one (1) discharge point from the property based on topographic mapping and field investigations of existing conditions. The discharge point is a low point along the easterly property line to the south of the existing garage structure. Flow at this point appears to enter the abutters property and was held for proposed conditions to allow for direct comparison.
- **RAINFALL:** As required in the CTDOT Engineering Bulletin EB-2015-2, dated November 3, 2015, precipitation frequency and depth estimates (rainfall data) were obtained from NOAA Atlas 14 for Station 06-9162, West Hartford.
- **CURVE NUMBER:** Composite curve numbers (CN) were calculated based on the hydrologic soil groups and land uses. Based on USDA NRCS Web Soil Survey, soils within the subject watershed consist of Manchester and Wethersfield Urban Land Complex. A Hydrologic Soil Group A rating



was used in the calculations for the Manchester soils which ultimately receive all runoff from the site.

The existing land use consists of a developed single-family site, with 7% of the site covered in impervious surfaces (CN 98). Open space (landscaping) was evaluated as good condition (CN 39) and wooded areas (CN 30).

The proposed land use consists of a single-family development with approximately 19% impervious surfaces (CN 98) and the remainder of the site landscaped open space and remaining wooded areas.

- **TIME OF CONCENTRATION:** Time of concentration (T_c) was estimated for the basin based on the SCS method, with sheet and shallow concentrated flow from the hydraulically most distant point of the watershed to the discharge point.

EXISTING DRAINAGE

Runoff from the existing site generally flows overland to the referenced discharge point prior to entering the abutting property. The drainage area for the project site was determined using topographic mapping prepared from field survey by Franklin Surveys. A map showing the drainage areas for existing conditions is provided in Appendix A and a tabulation of the calculated peak flow rates for various storm events is provided below.

PROPOSED DRAINAGE

The proposed site development generally maintains the existing drainage patterns, with runoff flowing overland toward a new yard drain installed in the vicinity of the referenced discharge point. This new yard drain will discharge into a subsurface stormwater infiltration system consisting of 8 Contech Chambermaxx units or approved equal.

The infiltration units will be placed within the witnessed coarse sand & gravels layer in the southwestern corner of the site. The witnessed soils are consistent with the mapped USDA soil Manchester Urban Land Complex, which has a published hydraulic conductivity of 141 micrometers per second, or 20 inches per hour. As a conservative measure, an infiltration rate of 15 inches per hour was used in the calculations.

Overflow from the infiltration units will discharge to the proposed 8" PVC pipe connecting to the existing stormwater collection network in New Britain Avenue.

The drainage area for proposed conditions was determined using the proposed site layout and grading plan in combination with the topographic mapping prepared from field survey. A map showing the drainage areas for proposed conditions is provided in Appendix A and a tabulation of the calculated peak flow rates for various storm events is provided below.

EVALUATION

A summary of flows for existing and proposed conditions is provided below with a complete output provided in Appendix B.

STORM EVENT	PEAK FLOW (CFS)		DIFFERENCE (CFS)
	EXISTING	PROPOSED	
2-yr	0.01	0.00	- 0.01
10-yr	0.16	0.00	- 0.16
25-yr	0.40	0.02	- 0.38
100-yr	0.93	0.98	+ 0.05

PEAK FLOW COMPARISON

As shown in the table above, the proposed stormwater collection and infiltration system attenuates peak flow rates up to the 100-year storm. A negligible increase of 0.05 cfs was calculated for the 100-year storm event, however this increase will not adversely impact the State drainage system. There will be a reduction in runoff rates and volumes discharging to the abutting property to the east, resolving any concerns for ponding associated with the proposed development.

No adverse impacts to the existing stormwater collection system in New Britain Avenue. Final approval of the proposed connection will need to be obtained from the Connecticut Department of Transportation for the proposed.

PIPE FLOW METHODS

Pipe flow was calculated using the Rational Method based on local drainage areas, runoff coefficients (C), time of concentration (Tc) and rainfall intensity (I).

Stormwater Studio 2016 version 2.0.0.9 was used to perform proposed pipe flow calculations for the 25-year design storm based on the following parameters:

- **RUNOFF COEFFICIENT:** Composite runoff coefficient (C) values were calculated for local drainage areas based on existing and proposed surface materials.
- **RAINFALL INTENSITY:** Precipitation frequency and depth estimates (rainfall data) were obtained from NOAA Atlas 14 for Station 06-9162, West Hartford.
- **TIME OF CONCENTRATION:** Tc values were the same as those used in the hydrologic study.

PROPOSED NETWORK

The proposed development will include a single yard drain connected to the existing catch basin in New Britain Avenue with an 8" PVC pipe. This system has been designed to accommodate a 10-year storm event without backwater in the new structure. However, based on the pipe flow calculations, the proposed pipe will accommodate greater storm events up to the 100-year.

See pipe flow calculations and profiles for the 10, 25 and 100-year storm events in Appendix C.

Catherine Dorau

From: Chuck Guarino
Sent: Friday, July 29, 2016 9:47 AM
To: 'Brandon Handfield'; Catherine Dorau
Cc: Todd Dumais
Subject: RE: 1344 New Britain Avenue (aka 8 & 10 Berkshire Rd.)

Good Morning Brandon,

As we discussed on the phone this morning I reviewed the plans revised 7/28/16 and still have a few comments:

- 1.) Sheet 3, Drainage note #2, states " The drainage system will be installed and approved by the Town of West Hartford ..." the wording makes it seem like the Town is installing the drainage. I suggest the wording should be along the lines of "The proposed drainage outlet to New Britain Ave. is subject to the review and approval of the State of Connecticut Department of Transportation.
- 2.) Sheet 3, Drainage easement note #3c, states " ... Infiltrator system shall be inspected ... each year ...debris such as sediment, leaf litter and debris shall be removed and disposed of ...", the proposed 6" access ports are only large enough for inspection but not large enough for sediment removal. Typically manholes are provided over each row of infiltrators and /or a pretreatment structure is installed prior to the infiltrators. The applicant must revise the plans to address this issue.
- 3.) Sheet 4 of 4, the invert directions on the existing catch basin on the south side of New Britain Ave. need to be corrected.

Thank you for quick responses.

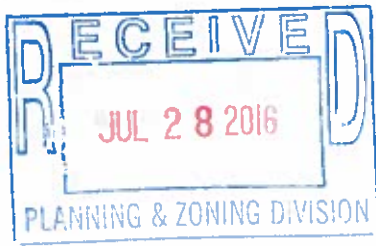
Chuck

Charles Guarino, P.E.
Civil Engineer II
Town of West Hartford

Department of Community Services: Engineering Division

50 South Main Street, Room 204 | West Hartford CT 06107 | t 860.561.7544





July 28, 2016

Ms. Catherine Dorau, Associate Planner
Town of West Hartford
Department of Community Services
50 South Main Street, Room 214
West Hartford, CT 06107

RE: Wetland Regulated Activity IWW #1046 and Subdivision #297
1344 New Britain Avenue, West Hartford, CT

Dear Ms. Dorau,

On behalf of NB Asset Management, LLC, enclosed please find the following information for above referenced applications:

- Two (2) full size revised plan sets and one (1) reduced set 11" x 17"
- PDF Plan submission via email

Following please find responses to comments.

PLANNING & ZONING DIVISION COMMENT RESPONSE SUMMARY

1. Please show tree protection for all tree's that are to remain – include a detail on the plan.

Response. Construction safety fencing is shown in plan with a detail added to Sheet 3.

2. Two (2) additional trees should be planted between the street line and the building line on #8 and #10 Berkshire Road. Section A184-26 requires half the trees at a caliper of 2 ½ to 3 and the balance at a caliper of 3 ½ to 4 inches.

Response. Two additional trees have been added as requested. Labels are provided on Sheet 3 pertaining to the caliper of each proposed tree.

ENGINEERING DIVISION COMMENT RESPONSE SUMMARY

1. The plans should include details of the stormwater infiltrators and yard drain/catch basin.

Response. A detail of the infiltrators and Type C-G catch basin have been added to Sheet 4.

2. The two catch basins on New Britain Avenue near lot 1340 shall have the invert elevations labeled. Please show and label the diameter of the east/west pipe in New Britain Avenue.

Response. The requested invert elevations and pipe diameters have been labeled on Sheet 4.

3. The plans must clearly define who owns and maintains the infiltrators, yard drain and piping. Since the six lots drain into the proposed storm sewer it seems reasonable the six lots should share in the costs to maintain it. There shall be a legally binding and easily enforceable document and statement on the plan requiring the property owners to operate and maintain the storm sewer (infiltrator, yard drain and piping) to ensure it function as designed over its intended life.

Ms. Catherine Dorau
July 28, 2016

Page 2

Response. All of the proposed drainage structures are contained on Lot 1340 and therefore ownership is part of the lot. An easement is shown over Lot 1340 that fully encompasses the drainage network. Drainage Easement notes have been added to Sheet 3 to provide information on the operation and maintenance of the system.

4. The plans shall include an inspection and maintenance plan for the infiltrators including a removal of sediment schedule.

Response. This operation and maintenance requirements are included in the Drainage Easement Notes on Sheet 3, including inspection requirements.

5. Access ports are required on the infiltrators to allow for inspections and future maintenance.

Response. The detail on Sheet 4 depicts the manufacturer recommend inspection port which will be installed with caps at the trench ends.

6. The proposed 8" PVC pipe requires a 10 ft. wide easement to allow for future maintenance and access.

Response. Per our subsequent discussion a 9' wide easement is shown.

7. The plan must include a sequence of construction, the storm sewer and swale shall be constructed prior to starting house construction. A temporary settling basin should be included in the design.

Response. The sequence of construction is provided on Sheet 4 under "construction staging and management". The sequence has been revised to require that the drainage be installed prior to the items related to individual lot development. In addition, a temporary siltation area is shown on Sheet 4 with straw bales or waddles.

8. The rear property corners of Lot 1342 need to be labeled as I.P. to be set.

Response. Labels added to Sheet 3.

9. To reduce the curb cuts onto New Britain Avenue consideration should be given to having a shared driveway for lots 1340 and 1342.

Response. The revised plan depicts a common apron to serve Lots 1340 and 1342. An easement has also been added along with Common Driveway Easement Notes on Sheet 3.

Should you have any questions or need additional information, please don't hesitate to contact me at (860) 367-7264 or via email bhandfield@yanticroverconsultants.com.

Sincerely,



Brandon Handfield, PE
Civil Engineer

Enc.

Cc: Reinhard von Hollander, NB Asset Management, LLC (1 copy)

Catherine Dorau

From: Chuck Guarino
Sent: Thursday, July 28, 2016 8:11 AM
To: Todd Dumais
Cc: Catherine Dorau
Subject: RE: 1344 New Britain Avenue - SUB #297

Todd,
I talked to Brandon this morning he is going to make the easement 9 ft. wide, he expects to get the plan in to your office this late afternoon.

Chuck

From: Brandon Handfield [mailto:bhandfield@yanticriverconsultants.com]
Sent: Wednesday, July 27, 2016 7:02 PM
To: Chuck Guarino <ChuckG@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: 1344 New Britain Avenue - SUB #297

Hi Chuck, thank you for turning around your review so quickly. I am currently incorporating your comments into the final plans. Each item will be incorporated into the Friday morning submission, however I have one question before finalizing the plans. Would it be acceptable to provide an 8' wide easement along the easterly boundary of Lot 1340 (Comment 6) rather than the requested 10'? My rationale is provided below:

- This is a privately installed and maintained drainage system over a parcel that is not part of the subdivision. While I recognize it is currently the same owner/applicant, I do not want to burden the development potential of an existing lot more than necessary. In essence, this easement would create an 8' side yard rather than the 4' required by zoning.
- The proposed pipe is an 8" PVC, through a grass area, buried at depths ranging from 3' to 5'. This work can be accomplished with small (mini) equipment within an 8' wide area.

It is my preference to maintain a reasonable distance from any proposed structure to side yard setbacks and easements. The 8' easement will allow for these reasonable distances to be maintained without shifting structures right to the limit.

Please email or contact me at your earliest convenience to discuss further.

Thank you for your consideration on this matter.



Brandon Handfield, PE
Civil Engineer
191 Norwich Avenue, Lebanon, CT 06249
E: bhandfield@yanticriverconsultants.com
P: (860) 367-7264

DEPARTMENT OF
COMMUNITY SERVICES

C: Brandon Handfield
7-27-16

July 27, 2016

TO: Catherine Dorau, Associate Planner
FROM: Charles R. Guarino, Civil Engineer II *CRG*
SUBJECT: Berkshire Road Subdivision

Based on my review of the plans titled "Berkshire Road Subdivision & Wetland Regulated Activity 1344 New Britain Avenue, West Hartford, CT Date 6/17/16 Revised 7/25/16", I offer the following engineering comments:

1. The plans shall include details of the stormwater infiltrators and yard drain/catch basin.
2. The two catch basins on New Britain Avenue near lot 1340 shall have the invert elevations labeled. Please show and label the diameter of the east/west pipe in New Britain Avenue.
3. The plans must clearly define who owns and maintains the infiltrators, yard drain and piping. Since the six lots drain into the proposed storm sewer it seems reasonable the six lots should share in the costs to maintain it. There shall be a legally binding and easily enforceable document and statement on the plan requiring the property owners to operate and maintain the storm sewer (infiltrators, yard drain and piping) to ensure it functions as designed over its intended life.
4. The plans shall include an inspection and maintenance plan for the infiltrators including a removal of sediment schedule.
5. Access ports are required on the infiltrators to allow for inspections and future maintenance.
6. The proposed 8" PVC pipe requires a 10ft. wide easement to allow for future maintenance and access.
7. The plan must include a sequence of construction, the storm sewer and swale shall be constructed prior to starting house construction. A temporary settling basin should be included in the design.
8. The rear property corners of lot 1342 need to be labeled as "I.P. to be set".
9. To reduce the curb cuts onto New Britain Avenue consideration should be given to having a shared driveway for lots 1340 and 1342.

CRG:sr

C: Duane J. Martin, P.E., Town Engineer



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7540 FAX (860) 561-7551
www.westhartford.org

C: Brandon Handfield

Catherine Dorau

From: Bob Proctor
Sent: Tuesday, July 26, 2016 11:58 AM
To: Catherine Dorau
Cc: Brittany Bermingham; Todd Dumais; Steve Huleatt; Aimee Eberly
Subject: 1344 New Britain Ave.(aka 8 and 10 Berkshire Road). ,Subdivision Application, SUB-#297

Cathy,

It is our understanding that the Applicant seeks to create four (4) lots and construct four (4) single family homes as part of the proposed subdivision.

We have reviewed the submitted documents with reference to the Subdivision Regulations, Section A 184-14 and find the Application to be acceptable as presented.

Please consider this to be our favorable response as required by the Subdivision Regulations, Section A 184-14.

Homes constructed on these proposed lots are to be serviced by the MDC water and sewer laterals.

Robert Proctor, RS
West Hartford Bloomfield Health District

Catherine Dorau

From: Brandon Handfield <bhandfield@yanticroverconsultants.com>
Sent: Friday, July 22, 2016 10:39 AM
To: Catherine Dorau
Cc: Todd Dumais; 'Reinhard H. von Hollander'
Subject: RE: 1344 New Britain Ave. (aka 8 and 10 Berkshire Road) - Resident Concern

Thank you for the information Catherine. Happy to report that the shrubs and small trees will be cleared from this area as part of the project.

Brandon Handfield, PE
Civil Engineer

From: Catherine Dorau [mailto:cdorau@WestHartfordCT.gov]
Sent: Friday, July 22, 2016 10:27 AM
To: Brandon Handfield (yanticrover@gmail.com) <yanticrover@gmail.com>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; 'Reinhard H. von Hollander' <rh35@aol.com>
Subject: 1344 New Britain Ave. (aka 8 and 10 Berkshire Road) - Resident Concern

Brandon,

We received a call from a resident that 'lives in the neighborhood' and called after seeing the public hearing signs. Her concern is the vegetation at the corner of New Britain Avenue and Berkshire. She said she's complained to the town for some time regarding the dangerous line of sight (looking east) if you are at the light. She said people often run the light and there isn't a clear view. She mentioned a Conard teacher was killed there some time ago.

She didn't want to leave a name/contact but wanted it known that she's been trying to get the corner bushes removed for years.

Best,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504
cdorau@westhartfordct.gov



July 25, 2016

Ms. Catherine Dorau, Associate Planner
Town of West Hartford
Department of Community Services
50 South Main Street, Room 214
West Hartford, CT 06107

RE: Wetland Regulated Activity IWW #1046 and Subdivision #297
1344 New Britain Avenue, West Hartford, CT

Dear Ms. Dorau,

On behalf of NB Asset Management, LLC, enclosed please find the following information for above referenced applications:

- Three (3) full size revised plan sets and 14 reduced sets 11" x 17"
- Two (2) copies of the stormwater management report.

Following please find responses to comments from the Engineering Division and Planning & Zoning Division for the above referenced applications.

PLANNING & ZONING DIVISION COMMENT RESPONSE SUMMARY

Wetland Regulated Activity IWW #1046

1. Please revised the plan title to include "Berkshire Road Subdivision and Wetland Regulated Activity".

Response. Plan title revised as requested.

2. The Zoning Map should only highlight the four lots involved with the subdivision.

Response. Only the four lots proposed for subdivision are outlined on the site location and zoning maps.

Subdivision #297

1. Sheet No. 1 of 4.
 - a. Revise title per IWWA comment 1 above.

Response. Plan title revised as requested.

- b. Revise the highlighted plots per IWWA comment 2 above.

Response. Only the four lots proposed for subdivision are outlined on the site location and zoning maps.

- c. Per Section A184-19 (12), please revise the Location and Zoning Key map scales to one inch equals 500 feet.

Ms. Catherine Dorau
July 25, 2016

Page 3

Response. Utility note 2 has been added to Sheet 4 to provide additional information on methods for proposed sanitary sewage and domestic water. Stormwater drainage has been revised per the recommendations of the Engineering Division.

- b. Consistent with Subdivision comment 3a above, please ensure specimen trees to remain, to be removed and to be replanted are shown on sheet 4.

Response. All trees to remain and be removed are labeled on the plan. 2 new trees are also proposed and labeled with the name and minimum caliper. These trees will be planted between the street line and building line at spacing that will tie in with the existing trees to remain.

- c. Please provide detail and specifications for the erosion and sedimentation controls, including tracking pads.

Response. Details added to the plan as required.

- d. Please provide a construction staging and management plan, including proposed sequence of development for each lot.

Response. Construction staging and management notes have been added to Sheet 4 with the proposed sequence of construction.

ENGINEERING DIVISION COMMENT RESPONSE SUMMARY

1. The applicant must submit a stormwater management plan. It appears the stormwater runoff from the proposed grading will create a ponding condition on the easterly abutter's property.

Response. A stormwater management plan is enclosed with the revised submission. This plan includes pre-development and post-development hydrologic calculations and pipe flow calculations for a new pipe connection to the collection system in New Britain Avenue. The addition of infiltration provides zero net increase in stormwater runoff to the east.

2. The proposed sanitary sewer in Berkshire Road shall be parallel to the streetline thereby leaving an open corridor for future utility line alignments.

Response. The proposed sewer main extension parallels the streetline as suggested. This information has also been provided to the MDC for review.

3. Merestones shall be set at the boundary of the subdivision. All other corners shall be pinned. The locations for all merestones and property pins shall be indicated on the plan.

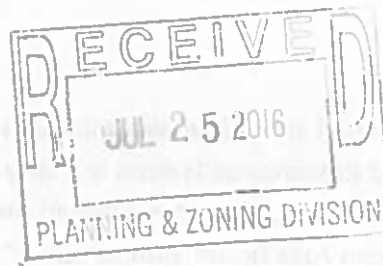
Response. The locations of monuments and pins to be set are shown on Sheet 3.

4. The 5" thick sidewalk at each new driveway location must be removed and replaced with an 8" thick reinforced concrete sidewalk. Please provide a detail on the plans.

Response. The general methods of apron and sidewalk construction are labeled on the plans and a detail has been added to Sheet 4 as requested.

5. New Britain Avenue is a State highway; an encroachment permit will be for the driveway cut onto the State highway. The State may require modification of the existing traffic island.

July 20, 2016



Rick Liftig

75 Foxridge Road

West Hartford, Ct 06107

860.561.9825 email: srlick@snet.net

Re: Zoning application for 8 and 10 Berkshire Road

Dear Planning and Zoning Commission:

I would like to comment on the requested subdivision and variance for 8 and 10 Berkshire Road. I live approximately ½ mile to the North and am very familiar with the density, uses and traffic through the area as I pass by the parcel many times during the week.

The area's population density and traffic is a far cry from its original subdivision that was designed ninety-six years ago. In 1920, the southwest quadrant of the town was active farmland and New Britain Avenue/Rt. 6 may (or may not) have been paved for the first time in its history. There was no school in the area at that time, and of course no mall. Whatever traffic there was consisted of horses and Model T Fords.

Today, the corner of Berkshire Road and New Britain Avenue has a very high accident rate. There is significant amount of crossing traffic from Chatfield to Berkshire and vice-versa. Speeds on New Britain Avenue are frequently over the posted limit. The proximity of the corner to the mall and the I-84 entrance and exit ramps contribute to the high traffic volume at all hours of the day. New Britain Avenue serves as a major route for 18 wheel trucks and trailers

It is also a major crossing for schoolchildren and pedestrians. Frequently, cars fail to stop for the red light on New Britain Avenue or enter the intersection late because of their high speed. Also, sight lines to the East, when taking a left turn onto New Britain Avenue (from Berkshire) are non-existent because of the large shrubs on the property.

For these reasons, I feel that it is in the neighborhood's best interests if the number and of driveways and curb-cuts on this parcel is kept to a minimum.

In the present design, I see a driveway entrance (on New Britain Avenue) placed about fifty feet before the intersection. This design would undoubtedly lead to accidents and be hazardous to pedestrians. The Berkshire Road side of the property shows two driveways and curb-cuts in addition to the present entrance. I also believe that this is hazardous to the pedestrian traffic in the area.

DEPARTMENT OF
COMMUNITY SERVICES

July 19, 2016



TO: Catherine Dorau, Associate Planner
FROM: Charles R. Guarino, Civil Engineer II *CRG*
SUBJECT: 1344 New Britain Avenue

Based on my review of the plans titled "Berkshire Road Subdivision 1344 New Britain Avenue, West Hartford, CT. Date 6/17/16", I offer the following engineering comments:

1. The applicant must submit a stormwater management plan. It appears the stormwater runoff from the proposed grading will create a ponding condition on the easterly abutter's property.
2. The proposed sanitary sewer in Berkshire Road shall be parallel to the streetline thereby leaving an open corridor for future utility line alignments.
3. Merestones shall be set at the boundary of the subdivision. All other corners shall be pinned. The locations for all merestones and property pins shall be indicated on the plan.
4. The 5" thick sidewalk at each new driveway location must be removed and replaced with an 8" thick reinforced concrete sidewalk. Please provide a detail on the plans.
5. New Britain Avenue is a State highway; an encroachment permit will be for the driveway cut onto the State highway. The State may require modification of the existing traffic island.
6. Consistent with the Town's approach for new subdivisions the applicant should consider underground electrical connections for all the lots.
7. Basement window wells have a history of being problematic, the proposed grading shall eliminate the need for window wells. Basement window sill elevations shall be labeled.
8. First floor, garage floor and basement floor elevations shall be labeled on the plan.

CRG:sr

C: Duane J. Martin, P.E., Town Engineer



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Catherine Dorau

From: Brandon Handfield <bhandfield@yanticroverconsultants.com>
Sent: Wednesday, July 20, 2016 4:31 PM
To: Catherine Dorau; Brandon Handfield (yanticrover@gmail.com)
Cc: Todd Dumais
Subject: RE: 1344 New Britain Avenue - Wetland Reg. Activity IWW#1046 and Subdivision # 297

Thank you Catherine. I will address your comment as discussed.

Brandon Handfield, PE
Civil Engineer

From: Catherine Dorau [mailto:cdorau@WestHartfordCT.gov]
Sent: Wednesday, July 20, 2016 3:54 PM
To: Brandon Handfield (yanticrover@gmail.com) <yanticrover@gmail.com>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: FW: 1344 New Britain Avenue - Wetland Reg. Activity IWW#1046 and Subdivision # 297

Brandon,

Based on review of the applications and plans tilted Berkshire Road – Subdivision dated 6/17/16 - I have the following comments:

Wetland Regulated Activity IWW#1046:

1. Please revise the plan title to include Berkshire Road Subdivision and Wetland Regulated Activity”.
2. The Zoning Map should only highlight the four lots involved with the subdivision.

Subdivision # 297:

1. Sheet No. 1 of 4:
 - a. Revise title per comment IWWA comment 1 above
 - b. Revised the highlighted lots per IWWA comment 2 above.
 - c. Per Section A184-19 (12), please revise the Location and Zoning Key map scales to one inch equals 500 feet.
2. Sheet No. 3 of 4:
 - a. The lot lines associated with Lot 14 and 16 Berkshire Road (and the parcel east of proposed #1340) that are not part of the subdivision should be lightened to clarify they are not part of this subdivision.
 - b. Section A184-20.1 – specimen trees (those exceeding 30 inches in caliper at the ground line) should be identified. The trees to be removed should be identified and the replacement trees according to Chapter A 184-26 – Trees – should be shown (location/type/caliper) as required.
 - c. Lot's 1332, 1334, 8, and 10, should be shown in the Zoning Table as the 'existing lot' and list the square feet and acreage to the nearest hundredth of an acre.
 - d. The zone designation should be shown on the layouts of the lots.
 - e. Monuments should be located and description of monument to be placed at corners and angles of all streets as required by Subdivision Regulations, Chapter A184-19B.(10) and A184-25. Merestones.
 - f. The one-story wood frame & brick outbuilding in the rear of Lots 8 and 10 is shown to be removed. Any changes to grade associated with its removal should be shown on the plan.
 - g. The Zoning Compliance Table should be included on this sheet.

3. Sheet No.4 of 4

- a. In addition to the information shown on the plan, please add a notation that confirms the methods of proposed sanitary sewage, Stormwater drainage and water supply for the proposed parcels, as required by A184-20C. With respect to Stormwater drainage, please ensure that the 7-19-16 review comments from the Town Engineering Division are addressed.
- b. Consistent with Subdivision comment 3a above, please ensure specimen trees to remain, to be removed and to be replanted are shown on sheet 4.
- c. Please provide detail and specifications for the erosion and sedimentation controls, including tracking pads.
- d. Please provide a construction staging and management plan, including proposed sequence of development for each lot.

Revised plans addressing the above comments, and those of Charles R. Guarino dated July 19, 2016, should be provided no later than 7.25.16. Please submit three (3) full size copies and 14 reduced on 11"x17". If you have any questions please don't hesitate to contact me.

Best Regards,

Catherine Dorau
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